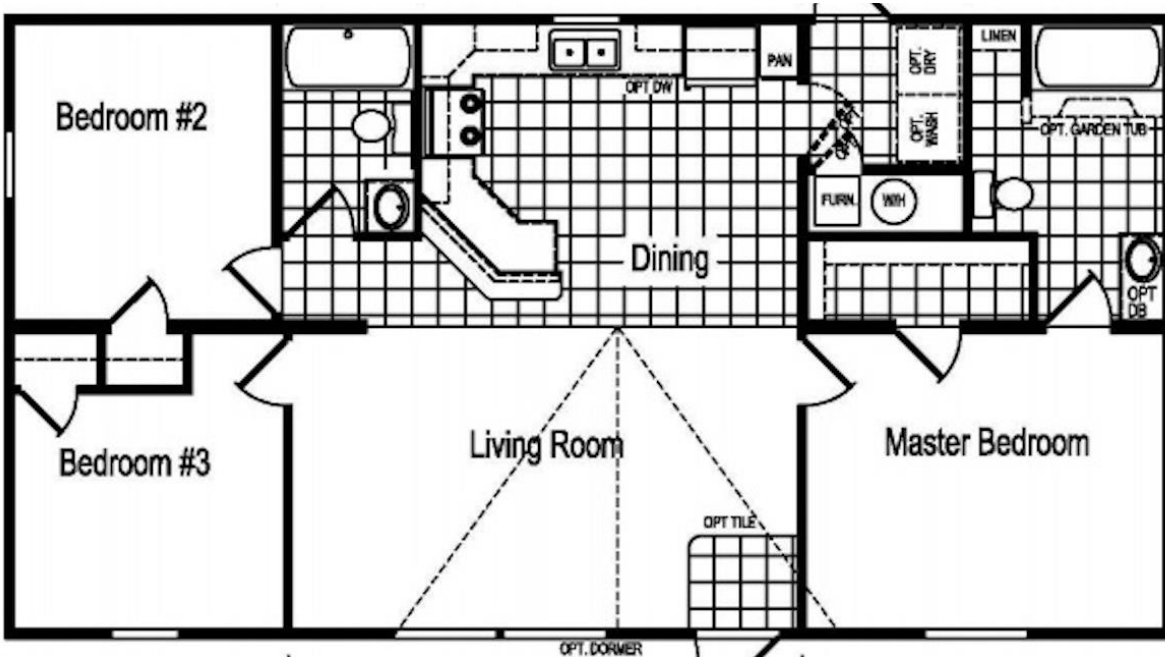


## EAGLE RIVER 48G9006-CD

24X48 (44) | 3 Bed 2 Bath | 1,026 Square Feet



### Features:

- Mid-zone snow load
- R-38 ceiling insulation
- Furnace stack extension
- Sunburst front door
- 9-lite rear door
- Furnace door
- Window in Master Bath
- Transom window over tub in Hall Bath
- Prep for clothes washer and dryer
- Ceiling fan in the living room with lights
- (2) TV jacks
- (1) Phone jack
- Upgraded Carpet
- Vinyl Foyer
- Laminate Backsplash
- Smoke and CO 2 detectors to NYS Codes
- 40-gallon electric water heater IPO 30 gallon
- Water shut offs throughout
- Whole house water shut off
- Exterior faucet (1)
- 1-piece fiberglass tub
- 1-piece fiberglass Shower IPO Standard Tub
- Stainless Steel Kitchen Sink
- Lined overhead kitchen cabinets
- Utility room vented shelf
- Towel and Tissue Holders
- China Bath Sinks
- Accent Wall
- Ceiling Fan in Living Room
- Bedroom Ceiling lights

*See sales specialist for pricing*

# *The Ultimate Home Value with Quality, Durability, and Flexibility in Design*

## *Chesapeake Standard Features*

### **Construction**

- 2" x 6" Exterior Walls at 16" O.C.
- 2" x 6" Floor Joists at 16" O.C. #2 or Better Lumber (14' Wide)
- 2" x 8" Floor Joists at 16" O.C. #2 or Better Lumber (16' Wide)
- 5/8" Tongue/Grove O.S.B. Floor Decking
- Wind Zone 1 Construction
- Zone III Insulation (R12/R19/R22) (Thickness and R-values listed are certified by original manufacturer at time of installation, and may be reduced due to compression in floor, wall, and ceiling cavities)
- Removable Hitches
- 3/8" Fiberboard Backing
- Vinyl Siding / Shingle Roof
- Ridge Vent Construction with Fully Vented Eaves
- 8' Flat Textured Ceilings
- 3680 Fiberglass Front Door with Sunburst and Deadbolt Lock
- 3280 - 9 Lite Fiberglass Rear Door with Deadbolt Lock
- Thermal Windows with Grids
- Deluxe Raised Panel Shutters (Front Door Side on Doubles and Hitch End on Singles)
- Decorative Gypsum Interior Panels

### **Plumbing & Heating**

- Ceramic Toilet Tank, 1.6-gal flush
- 60" Tub with Acrylic Surround
- Deep-Well White Kitchen Sink
- Cross-Handle Plumbing
- Plumbing for Washer
- Water Shut-Off Valves

- Bath Vanity Mirrors
- 30 Gallon Water Heater / Dual Element with Overflow Drip Pan
- Electric Ignition Gas Furnace
- Furnace Door
- In-Floor Heat Duct Crossovers (Doubles)
- Center Seal at Mate Line (Doubles)

### **Appliances**

- Gas Range and Refrigerator

### **Electric & Lighting**

- 100 Amp Panel Box with 10-20 Breaker
- Lighted Bath Exhaust Fans, 50 CFM
- Wire and Vent for Dryer
- GFI at Kitchen Counters & Bath Vanities
- Patio Lights at Front and Rear Doors
- Exhaust Vent Fan with Light in Kitchen
- Frosted Glass Light Fixtures

### **Floor Coverings**

- Linoleum Flooring: Kitchen & Baths
- 7/16" – 6 lb. Rebond Carpet Pad
- Level 1 Carpet (14' Wide)
- Carpet Bar at Transitions
- FHA Rated Carpet Available

### **Cabinets**

- Wood Flat Panel Cabinet Doors - Available in Stratford Oak, Java & Gray Ash (Hickory & White Flat Panel, Raised Panel Cabinets Available)

- 3-Drawer Bank in Kitchen
- Drawer Bank in Master bath (if fits)
- 36" High Vanities
- Overhead Cabinet Top Trim
- Overhead Cabinets Lined with Center Shelf
- Metal Drawer Guides
- Utensil Separator in Kitchen Drawer
- Formica Brand Counter Tops
- Shelf over Refrigerator Area
- Center Base Shelves in Kitchen
- Euro Style Cabinet Pulls

### **Miscellaneous**

- 1 ½" Ceiling Molding
- Pre-Hung White 6 Panel Interior Passage Doors
- Satin Nickel Passage Door Knobs
- Vented Shelving throughout
- Shower Curtain in Tub Baths
- Color Coordinated Valence Drapery Package
- Mini Blinds all Operating Windows
- Vented Shelving throughout
- Towel and Tissue Holders in Bathrooms

*Due to constant product improvement, all prices & specifications are subject to change without notice or obligation to Eagle River Homes. Dimensions are stated to industry standards. Width and length dimensions are nominal and not to be used for setup of home. The Square footage shown is nominal to exterior floor size.*